

SITE DATA:

LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
A. TREE CANOPY SITE AREA ±66,450 S.F. (±1.525 AC) PROPOSED: (18) CANOPY AT 250 SF = 4,500 S.F. PROPOSED: (34) ORNAMENTAL AT 150 SF = 5,100 S.F.	10% (6,645 S.F.)	14.4% (9,600 S.F.)

B. PROPERTY BUFFERS

TYPE A ROW BUFFER (SUDLEY ROAD RTE-234) LENGTH AT R.O.W. - 263' CANOPY (263/100=2.63X8=21)	(8 ACI / 100 LF) = 21 ACI	21 ACI (4) 4" TREES (1) 5" TREE
ORNAMENTAL (263/100=2.63X10=26) SHRUBS (263/100=2.63X15=40)	(10 ACI / 100 LF) = 26 ACI	27 ACI (9) 3" TREES 40 SHRUBS

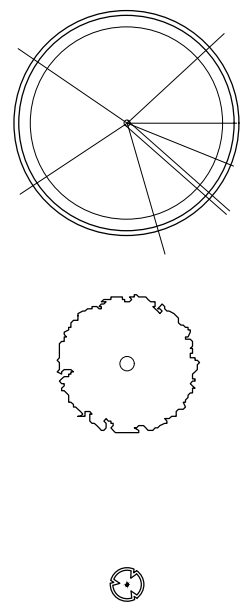
TYPE A ROW BUFFER (DIGGES ROAD) LENGTH AT R.O.W. - 220' CANOPY (220/100=2.2X8=18) ORNAMENTAL (220/100=2.2X10=22) SHRUBS (220/100=2.2X15=33)	(8 ACI / 100 LF) = 18 ACI (10 ACI / 100 LF) = 22 ACI 15 / 100 LF = 33	18 ACI (4) 4.5" TREES (1) 5" TREE 22 ACI (9) 3" TREES (2) 3.5" TREES 33 SHRUBS
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TYPE A ROW BUFFER (CHAMPION COURT) LENGTH AT R.O.W. - 263' CANOPY (263/100=2.63X8=21) ORNAMENTAL (263/100=2.63X10=26) SHRUBS (263/100=2.63X15=40)	(8 ACI / 100 LF) = 21 ACI (10 ACI / 100 LF) = 26 ACI 15 / 100 LF = 40	21 ACI (4) 4" TREES (1) 5" TREE 27 ACI (9) 3" TREES 40 SHRUBS
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PARKING LOT PERIMETER PLANTING STRIP (EAST PROPERTY LINE) PARKING AREA LENGTH - 127' CANOPY (127/100=1.27X8=10) SHRUBS (127/100=1.27X15=19)	(8 ACI / 100 LF) = 10 ACI 15 / 100 LF = 19	10.5 ACI (3) 3.5" TREES 19 SHRUBS
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C. INTERIOR LANDSCAPE PARKING AREA - 45,624 S.F.	7% (45,624x.07) = 3,193 S.F. 1 TREE / 165 SF = 10 TREES	(GRAY HATCH) 2,145 S.F. 13 TREES
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LANDSCAPE LEGEND



LARGE TREE (PER DCMS)
2 - 2 1/2" CALIPER (MINIMUM) AT TIME OF INSTALLATION
QUANTITY: 18
MINIMUM 20-YEAR TREE COVERAGE: 250 SF
SPECIES WILL BE CHOSEN FROM THE DCMS AT TIME OF SITE PLAN THAT PROVIDE A MINIMUM OF 250 SF OF CANOPY COVERAGE EACH

SMALL / MEDIUM TREE (PER DCMS)
6-7' HEIGHT OR 2 - 2 1/2" CALIPER (MINIMUM) AT TIME OF INSTALLATION
QUANTITY: 34
MINIMUM 20-YEAR TREE COVERAGE: 150 SF
SPECIES WILL BE CHOSEN FROM THE DCMS AT TIME OF SITE PLAN THAT PROVIDE A MINIMUM OF 150 SF CANOPY COVERAGE EACH

SHRUB (PER DCMS)
24" HEIGHT (MINIMUM) AT TIME OF INSTALLATION
QUANTITY: 134
SPECIES WILL BE CHOSEN FROM THE DCMS AT TIME OF SITE PLAN

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	CHECKED BY
1	5/27/2021	SUP REVISIONS	DSH
2	7/1/2021	SUP REVISIONS	DSH
3	9/9/2021	SUP REVISIONS	DSH

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	V202028
DRAWN BY:	DSH
CHECKED BY:	RTY
DATE:	4/02/2021
CAD ID:	RZP-1

PROJECT:

SPECIAL USE PERMIT PLAN

FOR

Wawa

LOCATION OF SITE:
8704 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
CITY OF MANASSAS

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
RYAN YADGER
Lic. No. 0402056625
9/9/2021
PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
3

REVISION 3 - 9/9/2021